



CITY OF PROVIDENCE, RHODE ISLAND

Department: Public Property

RFP Title: City Hall Building Enclosure Condition Assessment and Restoration Design Services

Opening Date: 04/08/2024

Addendum #: 3

Issue Date: 03/27/2024

The purpose of this addendum is to document and respond to questions raised at the pre-bid conference



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Pre-Bid Conference Meeting Notes

Project Name: **City Hall Building Enclosure Condition Assessment and Restoration Design Services**

Address: 25 Dorrance St, Providence, RI 02903

Date: 3/25/24, 1 PM

Name	Organization	Phone	Email
Dan Kittridge (Project Lead)	City of Providence	401-473-8418	dkittridge@providenceri.gov
Ben Lobaugh	City of Providence	401-680-5548	blobaugh@providenceri.gov
Anthony Alves	City of Providence	401-368-5076	aalves@providenceri.gov
David DeQuattro	RGB Architects	401-595-3745	ddequattro@rgb.net
Josh Jaskowiak	WJE	215-353-1479	jjaskowiak@wje.com
Tara Ikenouye	WJE	617-346-3413	tikenouye@wje.com
Ryan Field	Building Enclosure Science	401-316-8968	rfield@buildinges.com
Patrick Torborg	LLB Architects	401-421-7715	ptorborg@llbarch.com
Martha Werenfels	DBVW Architects	401-258-8882	mwerenfels@dbvw.com
Barbara J Thornton	Brewster Thornton Group Architects	401-861-1600	barbarat@brewsterthornton.com
Alex Arango	Torrado Architects	401-781-0633	a.arango@torradoarchitects.com

Questions Discussed During Pre-Bid Conference

Item	Question	Response
1.	Are there existing drawings of the building which can be provided? Are these available in CAD format or just prints?	Unfortunately, the City doesn't have electronic models or CAD files of City Hall. The drawings we do have for the building are from renovations performed starting in 1978, a link to which is provided below: https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:c5651a2e-44d1-4884-8518-18cd1dc0fb33
2.	Will there be any Hazmat testing required on this job? If so what is the scope?	Previous reports evaluated the building for the presence of asbestos, so that testing is not needed as no new asbestos has been added. However, testing has not been done for lead on many of the exterior elements where it may be present, or in the areas of damaged interior finishes.



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		Hazmat testing should focus on identifying the presence of lead or any other hazardous materials (other than asbestos) the design team identifies as appropriate for testing. We have included a \$25,000 allowance for such testing.
3.	While the current available budget is \$10M, it is understood that the full scope of the work needed to restore the building envelope may need significant additional funds. How should bidding firms present their costs for construction documents if the budget may change?	<p>The current available budget of \$10M does create some challenges with projecting future costs due to the anticipation that, upon receiving professional third-party estimates, additional funding may be allocated. To reflect that, the cost scoring sheet asks bidders to provide lump sum costs for the design phases and a percentage-based fee for the construction admin.</p> <p>Based on questions at the pre-bid conference and following internal discussion, the City recognizes that the Construction Documents phase should also be based on a percentage of the final budget.</p> <p>The cost form has been updated accordingly. Please use the attached updated cost form in your proposals.</p>
4.	During the building evaluation, to what extent do you want firms to evaluate interior items?	Evaluation of interior damage caused by water infiltration should be limited to the perimeter offices on the fourth and fifth floors. The actual repair of these finishes will be performed as part of a separate project dealing with interior building issues following repair of the critical issues with the envelope.
5.	Which historical society will the City be working with as stakeholders on this project?	There are two groups who will be involved with reviewing the proposed plans for historic purposes: The RI Historical Preservation & Heritage Commission and the Providence Downtown Design Review Committee.
6.	Are there any additional previous reports you can provide?	<p>Yes, in addition to the 2020 building evaluation attached to the RFP, here is the link to the previous report from 2018 as well.</p> <p>https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:08957abc-51ee-455c-b162-4e446963b285</p>
7.	What is the deadline for questions prior to award?	Questions must be submitted no later than EOD Tuesday, April 2, to allow the City time to send out answers in an addendum to all potential bidders with time to update their proposals based on the answers.



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BID FORM 5: Professional Fee

NOTE: This form must be included in the separate "Professional Cost Proposal" and not included in the "Technical Proposal for Qualification"

1. Bids must meet the attached specifications. Any exceptions or modifications must be noted and fully explained.
2. Bidder's responses must be in ink or typewritten, and all blanks on the bid form should be completed.
3. The price or prices proposed should be stated both in **WRITING** and in **FIGURES**, and any proposal not so stated may be rejected. **Contracts exceeding twelve months must specify annual costs for each year.**
4. Bids **SHOULD BE TOTALED** so that the final cost is clearly stated (unless submitting a unit price bid), however **each item should be priced individually**. Do not group items. Awards may be made on the basis of *total* bid or by *individual items*.
5. All bids **MUST BE SIGNED IN INK.**

Name of Bidder (Firm or Individual): _____

Contact Name: _____

Business Address: _____

Business Phone #: _____

Contact Email Address: _____

Agrees to bid on (Write the "Item Description" here): _____

Total Amount in Writing: _____

Total Amount in Figures: _____

BASE BID PRICE

The Bidder submits this bid proposal to perform all the work as defined in the attached specifications and exhibits (including but not limited to the costs of all defined services prescribed or otherwise required to complete the work, the total allowance defined herein as "Allowances", all required insurance, licensing, labor, travel, administration, office expenses, required equipment, and all Addenda).

Total Amount listed above shall match item E. Anticipated Total Design Fee on the following page.



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Lump Sum, Fixed Price Fees for:

BUILDING CONDITION ASSESSMENT:	\$
SCHEMATIC DESIGN:	\$
DESIGN DEVELOPMENT:	\$
A. SUBTOTAL (DESIGN):	\$

Allowances:

HAZARDOUS MATERIAL CONSULTANT FEES:	\$	25,000.00
PERMITS AND APPLICATION FEES:	\$	1,000.00
B. SUBTOTAL (ALLOWANCES):	\$	26,000.00

As a Percentage of the final Construction Budget, determined at the completion of Design Development:

C. CONSTRUCTION DOCUMENTS,	%
D. CONSTRUCTION ADMINISTRATION AND CLOSEOUT:	%

Total fee, assuming a final Construction Budget of 10,000,000.00 [A + B + (C * \$10,000,000.00) + (D * \$10,000,000.00)]¹

E. ANTICIPATED TOTAL DESIGN FEE:	\$
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Signature of Representation

Title

¹Notwithstanding the final construction cost the bidder's lump sums noted in "A" and "B" shall be final and not subject to change without a signed change order and approval by the owner